



Two Bedroom Ground Floor Flat & Three Bedroom Maisonette

Description

A spacious ground floor apartment and a spacious three bedroom maisonette situated in the heart of Llandudno, in a fantastic central location; close to the shops, amenities, promenade and transport links. The properties are also a stroll away from the quieter promenade and amenities of the West Shore.

The properties are owned by two separate vendors and are on separate title deeds and could either be kept as two separate properties or returned into one larger family home.

The ground floor accommodation comprises: entrance porch, panelling and double original doors into the spacious hallway. Lounge with double bay windows and electric fire, master bedroom with sink, corridor, shower room with electric shower, second bedroom, kitchen with gas hob and oven, space for under-counter fridge, freezer, dishwasher and washing machine, with access to the rear yard. To the front of the property is a gated driveway, pathway and grass laid to lawn. To the rear, there is a shared yard area with a small outbuilding. UPVC windows and Worcester combi boiler.

The maisonette enjoys views over the Gt. Orme and distant mountain views, and offers spacious accommodation laid over three floors comprising: Personal door to number 64A: Porch, hallway, utility room with access to the rear yard and w.c. To the first floor: Large landing with stained glass window, lounge with feature bay corner window, kitchen/diner with space for a cooker and fridge/freezer, three bedrooms, bathroom, separate w.c., and stairs to the converted loft room. Timber glazing and gas central heating. To the outside there is a foot gate and pathway to the front door. A lawned front garden area and an enclosed rear courtyard with outhouses

- ✓ TWO-BEDROOM GROUND FLOOR FLAT & THREE BEDROOM MAISONETTE
- ✓ LARGE SPACIOUS ROOMS, WITH LOTS OF CHARACTER
- ✓ FANTASTIC CENTRAL LOCATION TO LLANDUDNO, THE PROMENADE AND WEST SHORE
- ✓ OFF-ROAD PARKING WITH FRONT GARDEN, REAR COURTYARD AND OUTBUILDING
- ✓ IDEAL INVESTMENT PROPERTY
- ✓ ENJOYS FAR REACHING VIEWS
- ✓ POTENTIAL TO CONVERT BACK INTO ONE PROPERTY
- ✓ NO CHAIN

GROUND FLOOR FLAT

Hall

9' 6" x 7' 5" 2.89m x 2.26m extending to hallway 16' 6" x 4' 8" 5.03m x 1.42m

Lounge

18' 3" x 14' 11" max 5.57m x 4.54m

Kitchen

11' 4" x 10' 10" max 3.45m x 3.30m

Bedroom One

13' 4" x 13' 4" 4.06m x 4.06m

Bedroom Two

16' x 10' 10" 4.87m x 3.30m

Shower Room

8' 2" x 5' 7" 2.49m x 1.70m

Agent's Notes: The property is leasehold on a 999 lease from 24/6/1914, expires 24/6/2913. Own buildings insurance, £9 per annum ground rent to Mostyn Estates.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

Agent's Notes: Under section 21 of the Estate Agent Act 1979 we hereby declare a personal interest in the sale of Ground Floor Flat, 64 Lloyd Street, Llandudno. The property is owned by a relative of an employee of Fletcher Poole.

MAISONETTE

Porch

5' 11" x 3' 5" 1.80m x 1.04m

Hall

17' 1" x 5' 10" max 5.21m x 1.78m

Rear Hall/Utility

8' 10" x 7' 5" 2.69m x 2.26m

W.C.

4' 8" x 3' 5" 1.42m x 1.04m

Landing

27' 3" x 11' 2" max 8.31m x 3.40m

Kitchen

14' 2" x 11' 2" 4.31m x 3.40m

Bathroom

5' 9" x 8' 5" 1.75m x 2.56m

Separate W.C.

5' 7" x 2' 8" 1.70m x 0.80

Lounge

15' 1" max x 12' 3" 4.60m x 3.73m

Bedroom One

13' 4" x 13' 4" 4.06m x 4.06m

Bedroom Two

11' 1" x 11' 7" 3.38m x 3.53m

Bedroom Three

9' x 7' 5" 2.74m x 2.26m

Converted Loft Room

14' 3" x 11' 01" 4.34m x 3.38m

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: F

Agent's Notes: The apartment is leasehold with an annual rent insurance covering fire, split between both apartments. £513.17 Per Annum - No service charge.

Location

Lloyd Street & St. Andrew's Place is located not far from the Promenade, pier, and other local amenities. It is conveniently situated, close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From our Conwy office follow the one way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout turn right into Gloddaeth Street, continue to the mini roundabout and turn right, turn right again at the junction into Lloyd Street, where the property can be found on the left.

2 Bedroom Ground Floor Flat & 3 Bedroom Maisonette

64 Lloyd Street & 64a St Andrews Place
Llandudno
LL30 2YP & LL30 2YR

NO CHAIN

£245,000

**REDUCED FROM
£290,000**

Reference Number: FP8119
14/8/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

